UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FILE No. 0-32
PART 1

NATIONAL PARK
MOUNTAIN LAND

IMPORTANT
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HORACE M. ALBRIGHT,
Director.
<table>
<thead>
<tr>
<th>LOCATION AND AREA:</th>
<th>Located in Sullivan County, Pa., about 35 miles northwest of Wilkes Barre. The tract would appear to be along the west side of Dutch Mountain and contains 2112 acres.</th>
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</thead>
<tbody>
<tr>
<td>HISTORY AND REMARKS:</td>
<td>First suggested by Mr. E. M. Hull by letter of July 17, 1931. Mr. Hull is the owner of the tract. The main claim for the area is its suitability for camp sites. It is not alleged that it contains features of National Park standards. The price is $35,000.00.</td>
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<tr>
<td>ACCESSIBILITY:</td>
<td>The Lehigh Valley Railroad runs near the property and the nearest stations are Lopez and Rickets. A state highway runs through the property from Wilkes Barre to Dushore and via Red Rock or Harvey's Lake.</td>
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<td>PERSONS INTERESTED:</td>
<td>Mr. E. M. Hull, President, Banks College, 1200 Walnut Street, Philadelphia, Pa.</td>
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<tr>
<td>STATUS:</td>
<td>No action contemplated.</td>
</tr>
</tbody>
</table>
July 17, 1931

Park Commission,
United States Government,
Washington, D. C.

Dear Sirs:

I have been informed that the United States Government is contemplating taking over certain mountain land located in Sullivan County, Pennsylvania as a Government Park. I do not know whether this report is authentic information or not. If so, I would like to submit to the Government a property I own in Sullivan County, Pennsylvania, a description of which is as follows:

A few years ago a group of men, of whom I was one, purchased 2112 acres of mountain property located in Sullivan County, Pennsylvania. This was purchased for the purpose of conducting a camp. It was to be developed in two sections - section one was to be a boys' camp and several miles distant and adjacent to the boys' camp was section two which was to be a girls' camp. This does not mean that this property consisting of 2112 acres is divided and separated by several miles, it is all one continuous tract of mountain land.

Conditions developed not from a financial point of view particularly, but from a personnel point of view to make it impossible for the others in the group to carry on and, therefore, the property came into my hands. I am seeking a plan to dispose of it hoping that it can be disposed of to some one who will go on and carry out our original plan or any other plan which they may happen to have in mind.

The property is located on a plateau 2300 feet above sealevel. There are several lakes, three in all, on the property. One lake consists of 165 acres. This lake is said to be 25 feet deep and considerably over two miles in circumference. It is feasible to connect this larger lake with one of the smaller lakes by constructing a narrow waterway which would make an unusual, in fact, an ideal lake condition. There are a number of trout streams within a few miles of this lake. There are three streams of water
that have their head waters on this property - the Little Mehoopany, the South branch of the Loyal Sock Creek and Bowman's Creek. These streams empty into the Susquehanna River.

There is some farm land nearby and considerable timber of fifteen to twenty-five years growth - sufficient in size to build log cabins. A state highway passes through the property and the Lehigh Valley Railroad runs within a few miles of the lake. The Lehigh Valley Railroad Company promised to construct a station on this property at a point nearest to the lake and stop all trains at this station if we carried out our original plan which was the development of a camp site or home of a public character. By this means of transportation this mountain property could be easily reached. At the present time the Railroad has stations located at Lopez and Rickets and the plateau can be reached from either one of these two stations by taxi service. By automobile it can be reached by the highway and from Wilkes-Barre by way of Red Rock or Harvey's Lake. There has been some talk for a long time of establishing a bus line from Wilkes-Barre to Dushore. If this finally develops the line of travel will be through this property.

The Commonwealth of Pennsylvania owns 30,000 acres adjacent to and joining the southern border of this property. The property is located about 30 miles from Wilkes-Barre and 15 miles by air line from Eaglesmere. Lopez, a small mountain village, with a population of about 800 persons, is located at the foot of the mountain. Lopez has stores of every description and affords means for the purchase of merchandise and food of every character. There is a farm near the property and the man who owns the farm is in a position to furnish poultry, butter, eggs, milk and other articles of food to those who do not wish to go to the village four miles distant for these necessities.

The climate is the same as that of Eaglesmere, a famous summer resort. There is sufficient snow in the winter time for winter sports and the lake is so constructed that a bathing beach could be very easily made. Springs and wells can be found near by. If electricity would add to the comfort of club life on this mountain plateau arrangements could be made to run electric wires from Lopez. This is interesting country from many points of view. The scenery is beautiful and the atmospheric condition is delightful. From a health giving standpoint there is no place better. The air, sunshine, water and food are at the highest quality.

If one likes hunting it will be interesting to know that game of all kinds can be found in abundance. Bear, deer, rabbit, beaver and fox roam over the land, while pheasant, partridges and numerous other birds live on this property. If one is interested in outdoor life, and in this particular phase of outdoor life, I am confident it would be difficult to find anything in the way of a mountain property that has the possibilities this property presents.
I am enclosing a plan that was worked out for the development of the property after considerable study of the proposition by a party who desired to buy the property but failed to secure the money during the present business depression and great shrinkage in his personal holdings in stocks and bonds. The plan itself, however, regardless of his failure to carry on, shows the feasibility of working out a very profitable proposition.

The price of this property is $35,000. This price includes a commission to the seller of 10%.

Very truly yours,

[Signature]

President
Mr. E. M. Hull,
President, Banks College,
1200 Walnut Street,

Dear Mr. Hull:

This will acknowledge receipt of your letter of July 17, 1931, in which you state that you have been informed that the United States Government is contemplating taking over certain mountain land located in Sullivan County, Pennsylvania, as a Government park.

The National Park Service, under the Interior Department, has no proposed park project in Pennsylvania at the present time, and we have made informal inquiry of the U. S. Forest Service, Department of Agriculture, and are advised that they have no project in Sullivan County, Pennsylvania.

It is now a well-established policy that areas considered for national park purposes must be of outstanding scenic quality, examples of unusual natural phenomena or extraordinary results of such phenomena, or of unusual historical or scientific interest. They must also be of sufficient size to allow the development of tourist facilities on a large and comprehensive scale and also should not duplicate the major characteristics of any existing national park. In other words, the policy is that each national park created should be a unique example of its kind, should be of national rather than local or sectional interest, and capable of broad comprehensive development for national use. Furthermore, in order to insure adequate and satisfactory Federal administration, protection and preservation, such areas should be entirely free from privately-owned lands.

Until recent years areas set aside as national parks have been in the western states and carved from the public domain. However, during the past few years the establishment of national parks has been provided for in the East to cover lands to be donated by private parties, as, for instance, the proposed Isle Royale National Park in Michigan, the Shenandoah National Park in
Virginia, and the Great Smoky Mountains National Park in North Carolina and Tennessee. Therefore, the policy followed in establishing national parks when the land is not already owned by the United States is that the land be first turned over to the Government free of charge by local or other interests.

As high standards for national park areas have been set, which must be maintained, it appears that the area you propose would not measure up to these high standards. Also, it requires an act of Congress to establish a national park.

Sincerely yours,

(SGD.) G. A. MOSKEY

G. A. MOSKEY,
Acting Director.